

**NOTE:**  
ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A  
UNLESS OTHERWISE NOTED

### CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(1SD_2) - (W1/2 + K_0)$$

$$L = \frac{1.3(1SD_2)}{1.3 + W1/2 + K_A} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$





$$L = \frac{1.3(300)}{1.3 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{1.3(300)}{1.3 + (26/2) + 7} - 4 = 114'$$

100-YEAR FLOOD LIMITS SHOWN ARE AS DETERMINED BY  
PAPE-DAWSON ENGINEERS FOR THE LEON CREEK WATERSHED  
MASTER DRAINAGE PLAN APPROVED BY THE CITY OF SAN ANTONIO  
PUBLIC WORKS DEPT. AND CURRENTLY UNDER REVIEW BY FEMA

234 OF 900 COMMUNITY PANEL NUMBER 48029C0234E  
FOR BEXAR COUNTY AND INCORPORATED AREAS.

**LEGEND:**

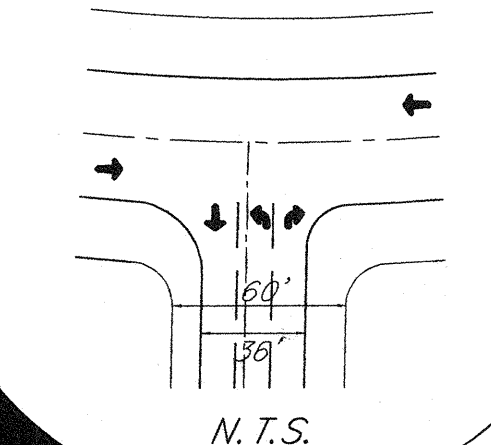
- |   |                               |
|---|-------------------------------|
|  | POADP BOUNDARY                |
|  | PUD BOUNDARY                  |
|  | PROPERTY OWNER<br>INFORMATION |
|  | 8' HIGH PERIMETER FENCE       |
|  | GREENBELT                     |

## REVISION STATEMENT:

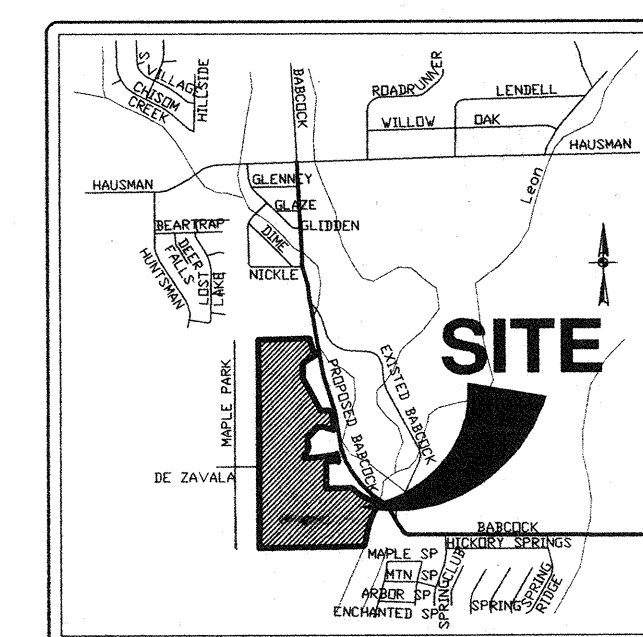
THE CARRIAGE HILLS PUD/POADP PLAN HAS BEEN  
REVISED TO SHOW THE FOLLOWING:

PHASE IIA & IIIA:  
RESIDENTIAL LOTS ARE A P.U.D. (STREET & DRAINS  
TO BE DEDICATED TO THE CITY) WITH AN ENTRANCE  
ON BARCOCK ROAD.

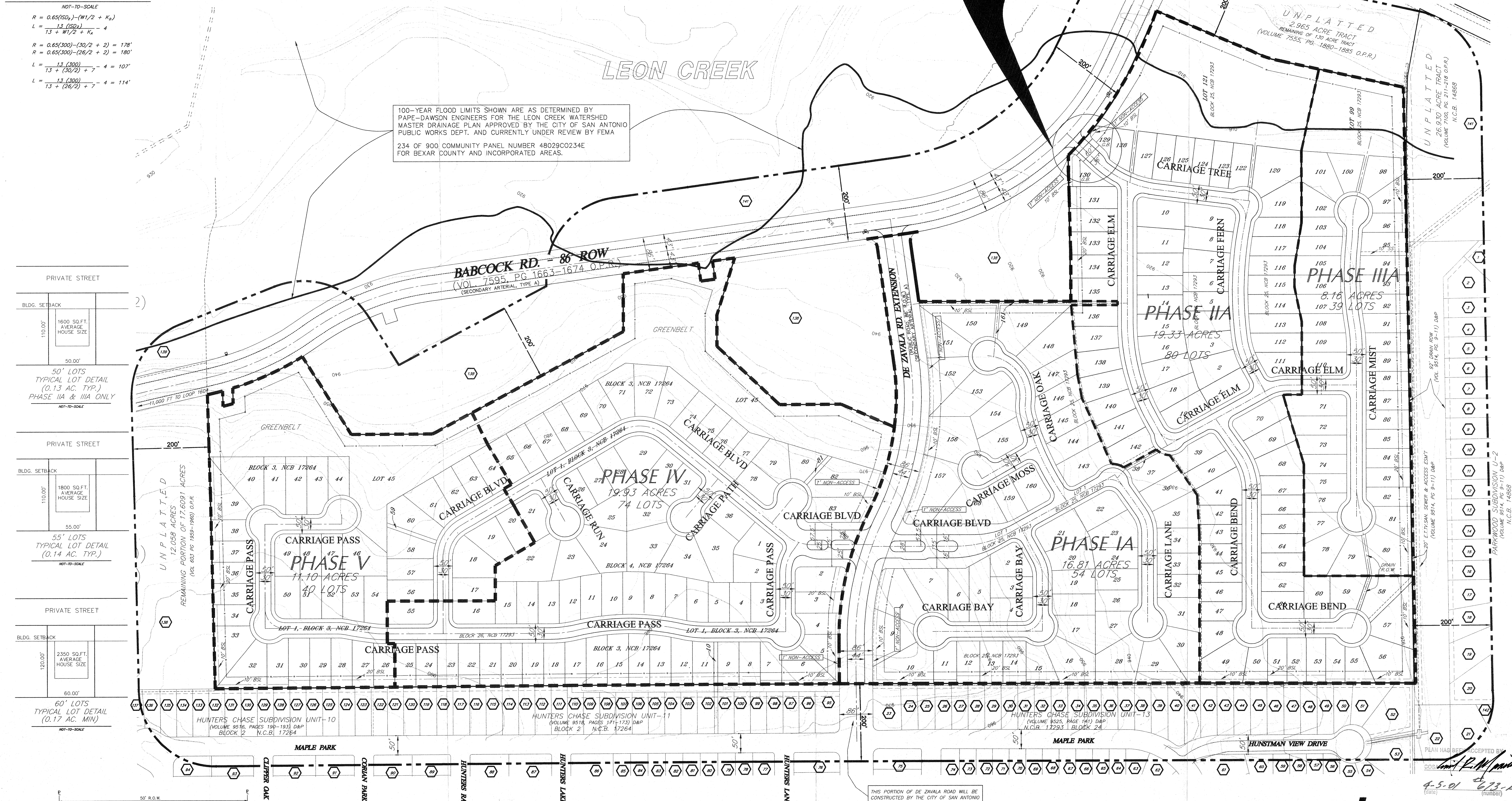
### PHASE IIA ENTRANCE DETAIL



SCALE : 1"=100'



## LOCATION MAP



### OPEN SPACE TO RATIO AND DENSITY TABLE (PUD ONLY)

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3,281,388	75.33	N/A
BUILDING COVERAGE AREA	503,800	11.57	15.4
OTHER (STREET PAVEMENT)	428,462	9.84	13.1
OPEN SPACE	2,349,126	53.93	71.6

ENTIRE POADP:


NUMBER OF RESIDENTIAL LOTS	287
50' LOTS (PHASE IIA & IIIA)	119
55' LOTS (PHASE IA, IV & V)	148
60' LOTS (PHASE IA, IV & V)	20
AVERAGE HOME SIZE (SQ. FT.)	1755
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.81

DEVELOPER:

DEVELOPER.  
CENTEX REAL ESTATE

AGENT: LLOYD A. DENTON, JR.  
11 LYNN BATTS LN., SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: 210.828.6131  
FAX: 210.828.6137

PHASE IA, IV AND V ARE P.U.D.  
PHASE IIA AND IIIA ARE P.U.D. (STREETS & DRAINS DEDICATED TO THE CITY)

PAPE-DAWSON  ENGINEERING

555 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.  
FAX: 210.375.

## CARRIAGE HILLS PUD / POADP PLAN

DATE: MARCH 27, 2001

JOB NO. 3571-20

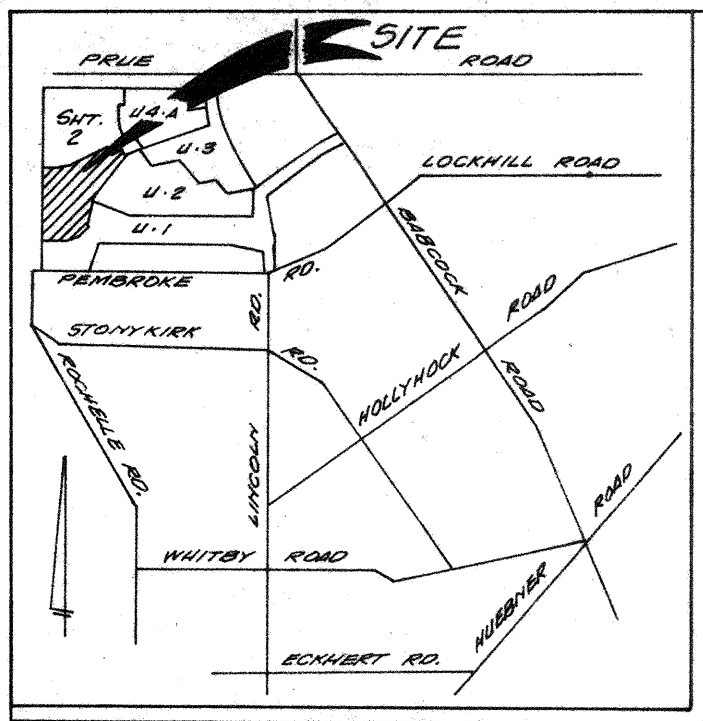
POADP NO. <b>673</b> APPROVAL DATE: <b>7-7-00</b>	PUD NO. <b>00-021</b> APPROVAL DATE: <b>9-13-00</b>
POADP NO. <b>673A</b> APPROVAL DATE:	PUD NO. <b>00-021A</b> APPROVAL DATE:

4-5-01 673-1  
(date) (number)  
If no plats are filed, plan will expire  
On 10-5-02  
1st plat filed on  
9000  
9010

01 MAR 20 PM 2.00

01 MAR 20 PM 2.00





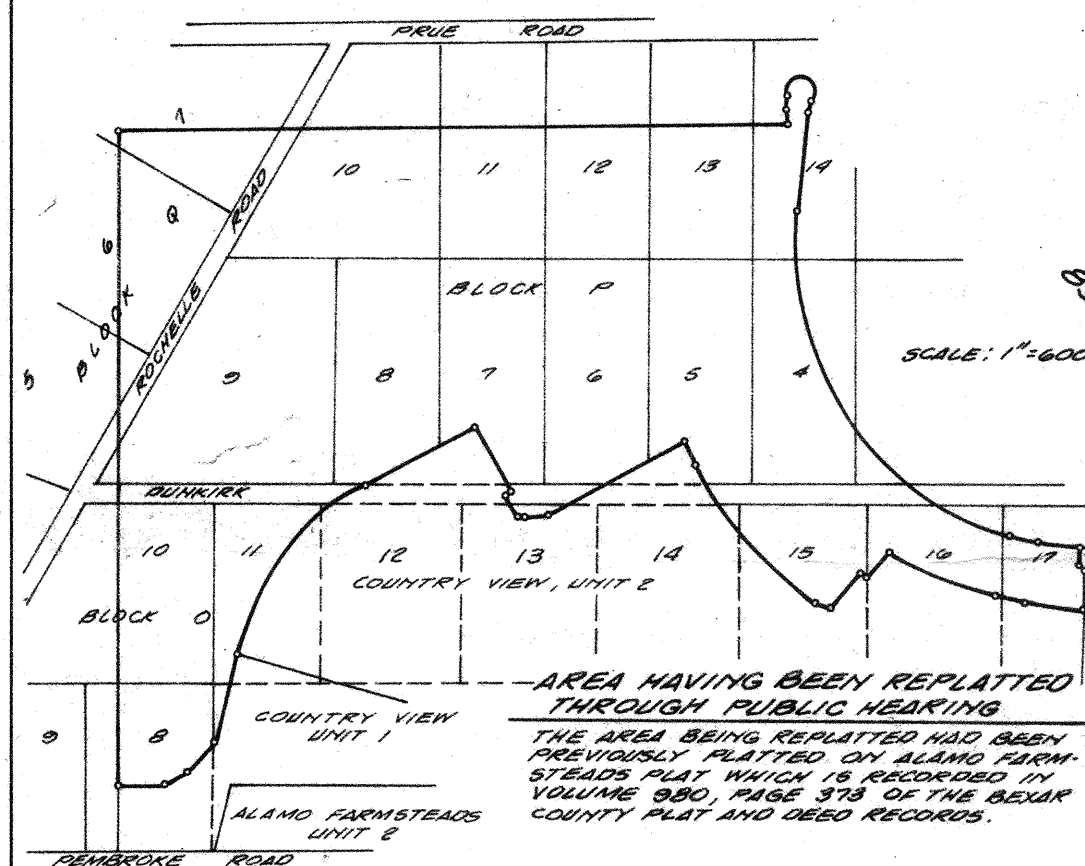
LOCATION MAP

LEGEND:

INDICATES FROM CONTOURS  
INDICATES EXIST. CONTOURS

NOTE:

THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PROPOSED LOT 1, 2, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 7, AND A PORTION OF LOTS 3 THRU 14, BLOCK 8, AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK 9 OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Engineer's Signature*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH  
A.D. 19 83

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

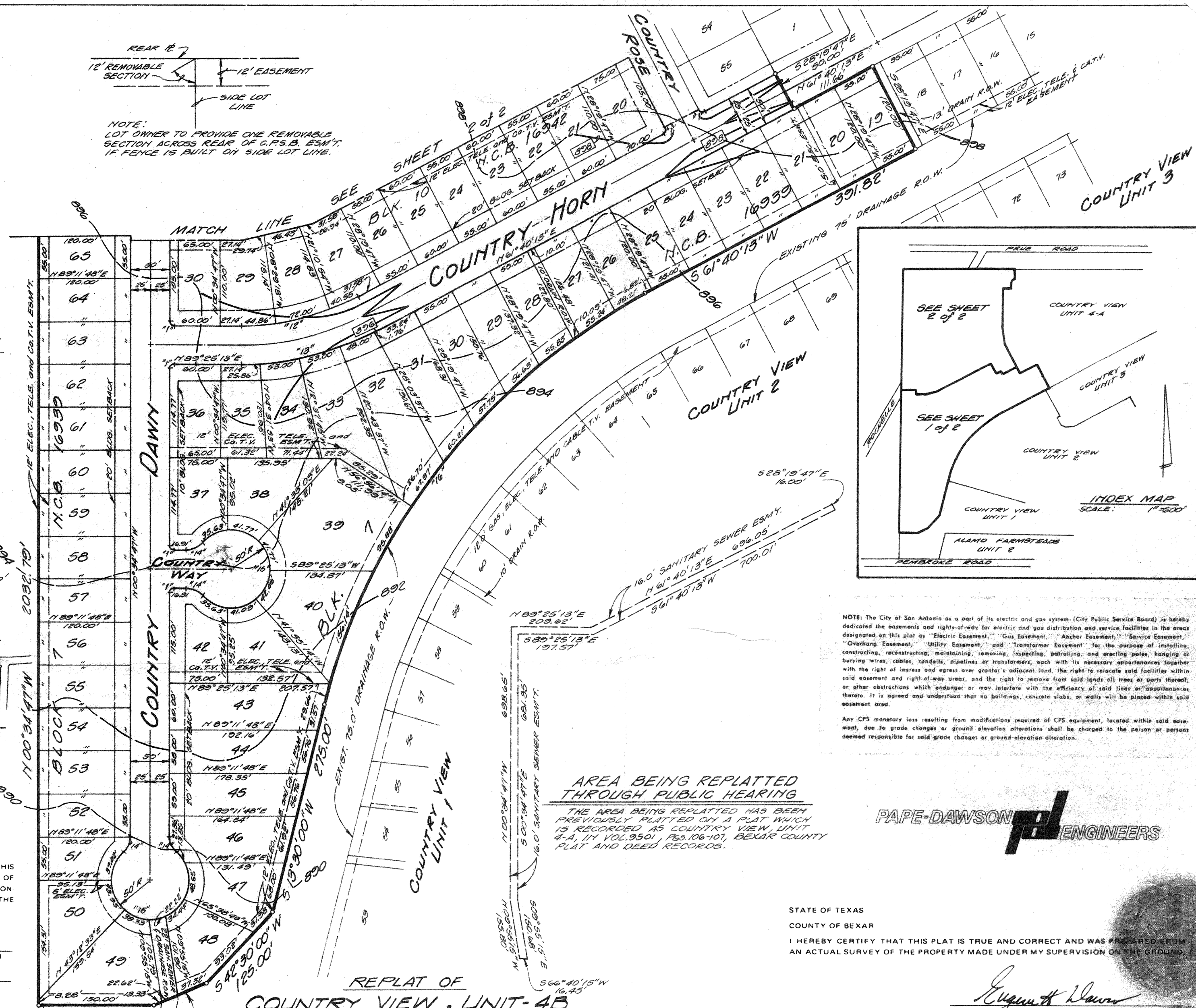
*Owner's Signature*  
OWNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH  
A.D. 1983

*Notary's Signature*  
FLORIS BARNHILL  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



BEING LOTS 19 THRU 84, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 79, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55, BLOCK 9, N.C.B. 16941; AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS  
COUNTY OF BEXAR  
I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR  
I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.  
THIS PLAT OF COUNTRY VIEW, UNIT 4B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

PAPE-DAWSON ENGINEERS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Engineer's Signature*  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH  
A.D. 1983

*Notary's Signature*  
FLORIS BARNHILL  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

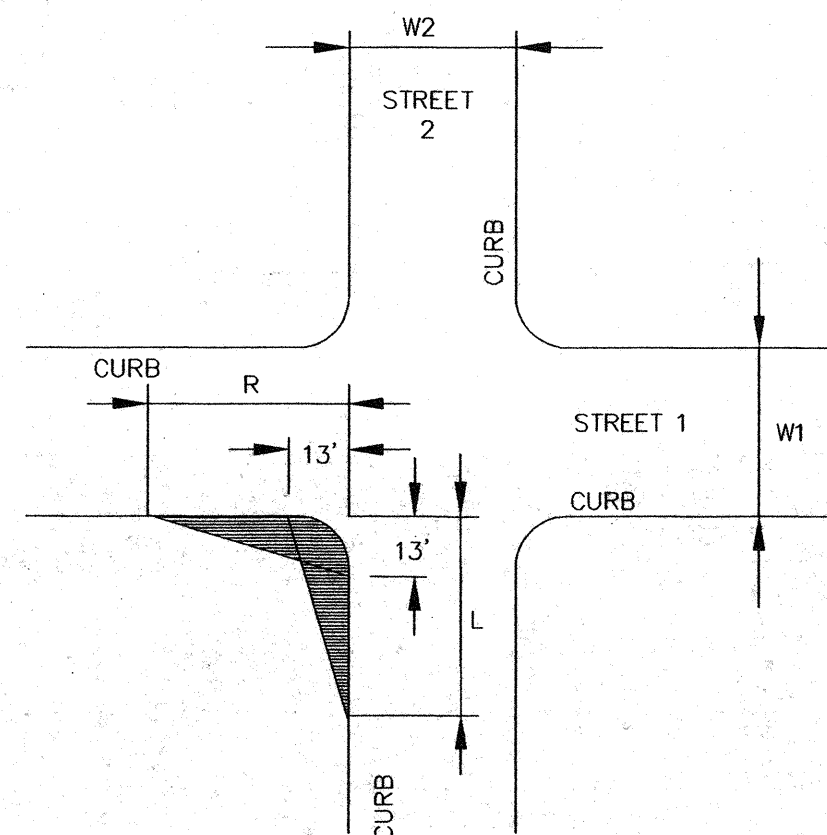
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

#2

SHEET 1 of 2





- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SWS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SWS
  3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE
  5. C.A. TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE
  6. ALL GREENBELTS SUBJECT TO CHANGE WITHOUT NOTICE
  7. ALL GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER AND C.A.T.V. EASEMENTS
  8. DEZAVALA WILL BE DESIGNATED AS A PUBLIC STREET AND SHALL BE MAINTAINED BY THE CITY OF SAN ANTONIO
  9. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT (PHASE IA, IV AND V) WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
  10. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT (PHASE IA AND IIIA) WILL BE DESIGNATED AS A PUBLIC STREET AND SHALL BE MAINTAINED BY THE CITY OF SAN ANTONIO

**NOTE:**  
ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A UNLESS OTHERWISE NOTED

**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(SD_1) - (W1/2 + K_1)$$

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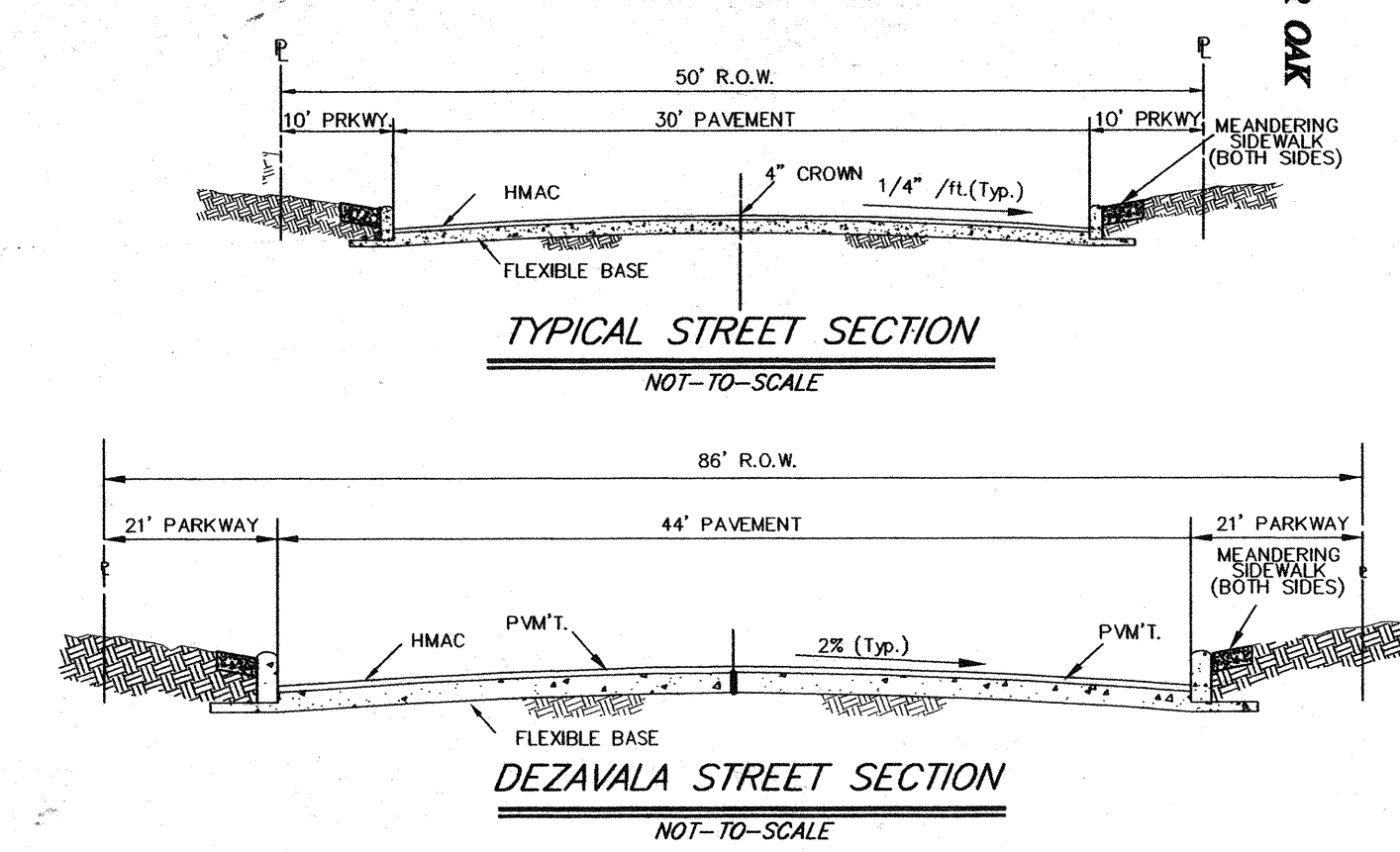
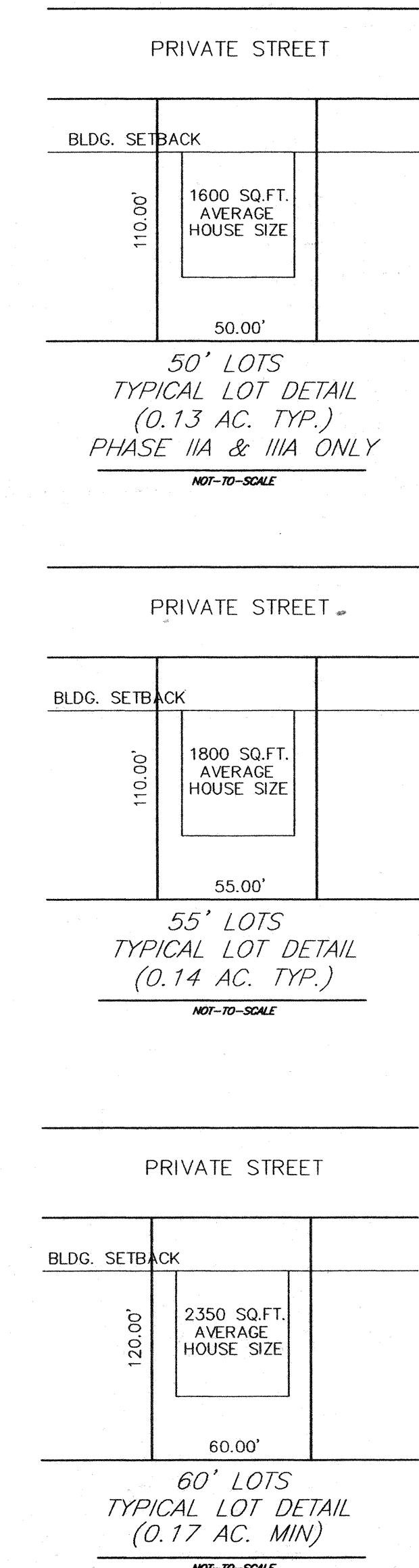
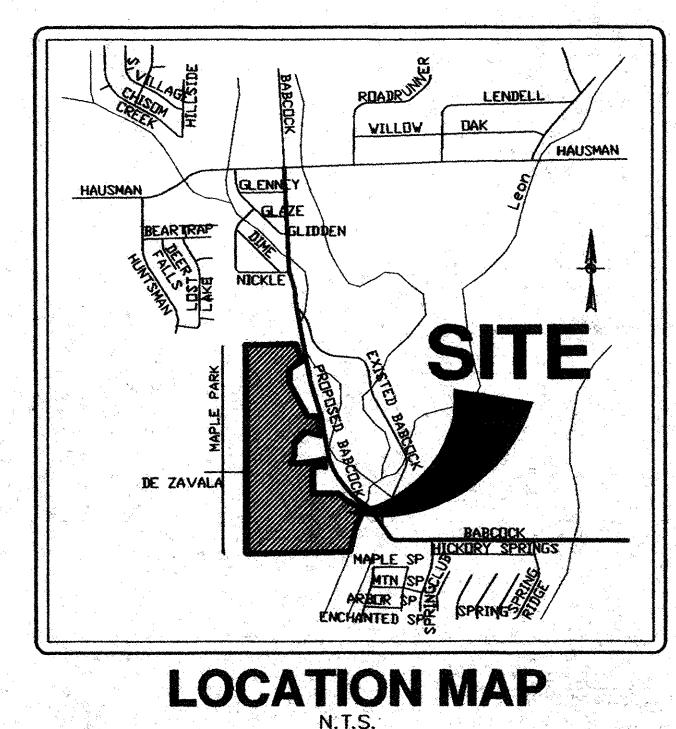
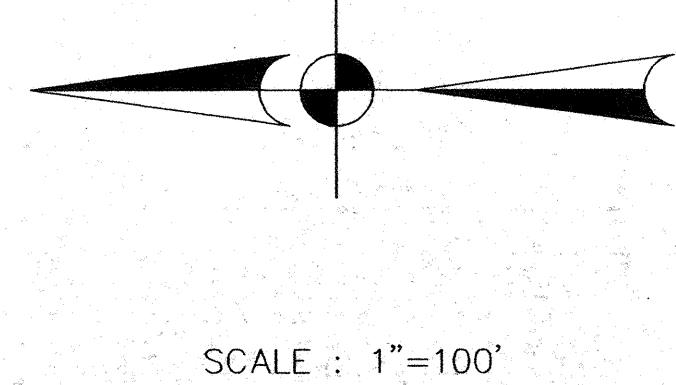
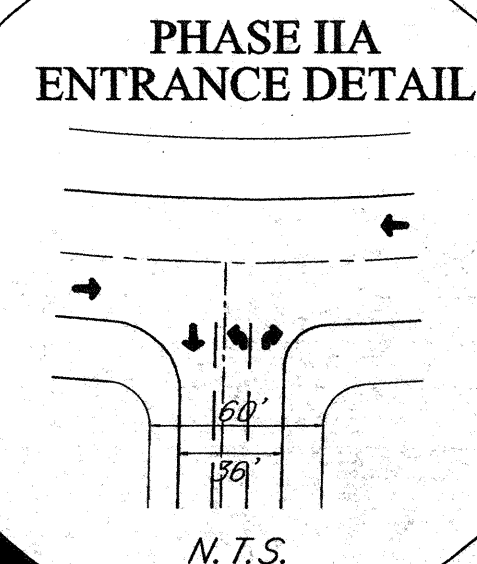
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234 OF 900 COMMUNITY PANEL NUMBER 48029C0234E FOR BEXAR COUNTY AND INCORPORATED AREAS.

- LEGEND:**
- POADP BOUNDARY
  - PUD BOUNDARY
  - PROPERTY OWNER INFORMATION
  - 8' HIGH PERIMETER FENCE

**REVISION STATEMENT:**  
THE CARRIAGE HILLS PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:  
PHASE IA THRU V:  
LOTS AND PHASE BOUNDARY RECONFIGURED WITH AN OVERALL INCREASE OF 17 RESIDENTIAL LOTS.  
PHASE IIA & IIIA:  
RESIDENTIAL LOTS ARE A P.U.D. (STREET & DRAINS TO BE DEDICATED TO THE CITY) WITH AN ENTRANCE ON BABCOCK ROAD.



**OPEN SPACE TO RATIO AND DENSITY TABLE (PUD ONLY)**

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**DEVELOPER:**  
CENTEX REAL ESTATE

**AGENT:** LLOYD A. DENTON, JR.  
11 LYNN BATTS LN., SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: 210.828.6131  
FAX: 210.828.6137

PHASE IA, IV AND V ARE P.U.D.  
PHASE IIA AND IIIA ARE P.U.D. (STREETS & DRAINS DEDICATED TO THE CITY)

**PAPE-DAWSON ENGINEERS**

500 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9000

**CARRIAGE HILLS**  
**PUD / POADP PLAN**

DATE: MARCH 6, 2001

RECEIVED  
MAR 12 PM 2:36  
CITY OF PLANNING  
SPECIAL SERVICES DIVISION

POADP NO. <b>673</b>	APPROVAL DATE: <b>7-7-00</b>	PUD NO. <b>00-021</b> APPROVAL DATE: <b>9-13-00</b>
POADP NO. <b>673A</b>	APPROVAL DATE:	PUD NO. <b>00-021A</b> APPROVAL DATE:

JOB NO. 3571-20

# 673A





# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 01/22/01 Name of POADP: Carriage Hills  
Owners: Centex Real Estate  
c/o Denton Development Consulting Firm: Pape-Dawson Engineers, Inc.  
Address: 11 Lynn Bates Lane #110 Address: 555 East Ramsey  
Zip Code: 78218 Zip Code: 78216  
School District: Northside Phone: (210) 375-9000  
Existing zoning: P-1; R-1 Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 5 ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 8  
Ferguson map grid 547, F1

RECEIVED  
01 FEB 20 PM 3:29  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>287</u>	<u>56.69</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u></u>	<u>18.70</u>

Is there a previous POADP for this Site? Name Carriage Hills No. 673

Is there a corresponding PUD for this site? Name Carriage Hills PUD No. 00-021

Plats associated with this POADP or site? Name Carriage Hills, Ph I (PUD) No. 000282

Name Carriage Hills, Ph II No. 000281

Name Carriage Hills, Ph III No. 000283

Contact Person and authorized representative:

Print Name: Jon Adame Signature: Jon Adame

Date: 1/31/01 Phone: (210) 375-9000 Fax: (210) 375-9010



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northside School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.  
     Babcock Road (New Alignment currently under construction at this time by City of San Antonio)  
     DeZavala Road (Extension of approximately 1200 feet will be done as part of this development)

RECEIVED  
01 FEB 20 PM 3:29  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Jon Adame

Signature: Jon Adame 1/31/01

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2





# CITY OF SAN ANTONIO

April 5, 2001

Mr. Jon Adame, P.E.

Pape – Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: Carriage Hills

POADP # 673-A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Carriage Hills Subdivision Preliminary Overall Area Development Plan # 673-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- -This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.



Mr. Adame  
Page 2  
April 5, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning    ☐ Bexar County Public Works

*Received  
2-23-01  
28*

FROM: Michael O. Herrera, Planner II

Date 2-21-01

POADP NAME: CARRIAGE HILLS (AMENDMENT 673)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: THE CARRIAGE HILLS AMENDMENT DOES NOT  
HAVE AN ADVERSE <sup>TRAFFIC</sup> IMPACT ON THE ORIGINALLY SUBMITTED  
POADP. ID# 199BTIA0664

John Sany  
Signature

Senior Eng. Tech  
Title

2-26-01  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Major Thoroughfare                      ☐ Traffic T.I.A.  
☐ Zoning                                      ☐ Bexar County Public Works

~~3-23-01~~  
3-23-01  
3-29-01  
3-29-01  
3-29-01

FROM: Michael O. Herrera, Planner II

Date

~~3-23-01~~  
3-29-01

POADP NAME: CARRISER HILLS (AMT 111111)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

4-6-01  
3-23-01

This item is tentatively scheduled for 4-6-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]

Signature

Sp. Engr. Assoc.

Title

4/5/01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of PUD

TO:

Date:

3-19-01

- ☒ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ SAWS Aquifer   ☐ Zoning  
☐ Major Thoroughfare   ☐ Bexar County Public Works

2<sup>nd</sup> Review

FROM: Michael O. Herrera, Planner II

PUD NAME: CARRIAGE HILLS FILE # 00-021(A)  
11 MARCH 01-29

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the Department of Planning, Land Development Services Division, Subdivision Section. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents (15) work days.

Please Return By: 3-23, 2001

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Driveway Detail for  
Lots 129 & 130

[Signature]

Signature

SP. Engr. Assoc.

Title

3/23/01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-21-01

POADP NAME: CARRISSE HILLS (AMENDING) C73

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-9-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Provide an <sup>ACCESS</sup> detail for lot 129  
to the public street. Driveway to close to  
the intersection of Babcock & ~~60'~~ proposed  
60'-low public street

[Signature]

Signature

Sp. Engr. Assoc.

Title

2-23-01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works:   ⇒ Streets   ⇒ Drainage

☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection

☒ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-21-01

POADP NAME: CARRASCO HILLS (AMENDING) 673

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: BABCOCK ROAD IS ON THE MTP REQUIRING A MIN.  
OF 86' ROW. DE ZAVALA ROAD IS ON THE MTP REQUIRING A  
MIN OF 86' ROW. PROPOSE POADP DOES ADDRESS  
THOROUGHFARES.

[Signature]  
Signature

Planner  
Title

022801  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-21-01

RECEIVED FEB 22 2001

POADP NAME: CARRASCO HILLS (SMITHING) <sup>673</sup>

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-9-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: - Owner on unplatted Leon Creek adjoining  
property? Use of Lot 99?

- Allow for pedestrian access to / through  
drainage and neighborhood to Leon Creek  
- Layout to max tree & understory preservation  
- Coordinate tree preservation

OKeefe

Signature

City Arborist

Title

2/23/01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare
- ☐ Traffic T.I.A.
- ☒ Zoning
- ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-21-01

POADP NAME: CARRASCO HILLS (AMENDING) C73

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-9-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: show current zoning districts on  
plan.

check w/ PW on proposed connectn to  
Babcock - prefer keeping connectn between  
major rd 2 to facilitate traffic to proposed  
Azavala exnsn.

Calvin Hernandez  
Signature

Planner II  
Title

02-23-01  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 2-21-01

POADP NAME: CARRASCO HILLS (AMENDING) C73

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-9-01 before the POADP committee.

☒ I recommend approval *recomm w/c*

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: show current zoning districts on  
plan.

check w/ PW on proposed connectn to  
Babcock - prefer keepn connectn between  
major 12 to facilitate traffic to proposed  
de Zavala extension.

Calvin Ackman  
Signature

Planner II  
Title

02-23-01  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage  
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection  
☐ Major Thoroughfare ☐ Traffic T.I.A.  
☒ Zoning ☐ Bexar County Public Works

*2 Review*

FROM: Michael O. Herrera, Planner II

Date

*3-19-01*  
~~2-27-01~~

POADP NAME: CARRISER HILLS (AMENDING) C73

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for *3-23-01*  
~~2-27-01~~ before the POADP committee.

☒ I recommend approval *W*

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

*indicate property zoned (P)R-1 on plan*

*Michael O. Herrera*  
Signature

*Planner II*  
Title

*032701*  
Date



# Traffic Impact Analysis (TIA) Threshold Worksheet

ID 1998 TIA 0664

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Carriage Hills (PUD)

Location: West of the new alignment of Babcock Road, north and south of proposed extension of DeZavala Road

Applicant: Centex Real Estate c/o Denton Development

Address: 11 Lynn Batts Ln #100, San Antonio, Texas 78218

Phone Number: (210) 828-6131 ☒ Owner or ☐ Agent

Permit Type (check one):

☐ Zoning, N.C.B. ☒ POADP # 673 ☐ Plat # ☐ Bldg. Permit # ☐ Other: \_\_\_\_\_

## BOX A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family Residential- PUD	277	5-6 pm., Wkday	0.72	199	ITE Code: 270 Other:

## BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	TIP Rate Source
	Acres	GFA	Other*				
Office	4.76	1,500		5-6 p.m. Weekday	28.28/Acre	135	ITE Code: 750
Convenience Store		9,000		5-6 p.m., Weekday	62.57/1,000 SF	94	Other: 853
Fast Food				AM, Weekday	46.25/1,000 SF	417	834

\*specify: \_\_\_\_\_

## BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
845 Peak Hour Trips	887 Peak Hour Trips	Increase of 42 Peak Hour Trips

## BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Jon Adame, P.E., Pape-Dawson Engineers, Inc.

Date: January 25, 2001

Comments: \_\_\_\_\_

## BOX E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.  
A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.  
The traffic impact analysis has been waived for the following reason(s): \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

357116/WORK/FORMS000423a1

NOTE: GFA = Gross Floor Area (bldg size)

ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.





March 8, 2001

Mr. Michael Herrera  
Department of Planning  
City of San Antonio  
P. O. Box 839966  
San Antonio, TX 78283-3966

RECEIVED  
01 MAR 12 PM 2:36  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Re: Carriage Hills PUD/POADP Plan  
POADP No. 673A  
PUD No. 00-021A

Dear Mr. Herrera:

Enclosed is a revised PUD Plan Application Package for Carriage Hills. Please replace the package that was previously submitted on February 21, 2001 with the one enclosed. The POADP Application which was also submitted on February 21, 2001 is still valid. The reason for the resubmittal of this revised PUD Plan is due to the fact that the Client originally wanted a combination private and public subdivision, but due to current zoning, the property must be a PUD. The most recent revision date for the PUD/POADP Plan is March 6, 2001. Please disregard the previous PUD/POADP site layout submittals.

If you have any questions regarding this resubmittal, please don't hesitate to call our office.

Sincerely,  
Pape-Dawson Engineers, Inc.

Jon Adame, P.E.  
Sr. Engineering Manager

3571\16\Word\Letter\Document2

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)



CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

2112816

AMT ENCLOSED

50-04-5573  
CENTEX HOMES  
16414 N. SAN PEDRO  
S.A. TX. 78232

AMOUNT DUE	381.10
INVOICE DATE	2/23/2001
DUE DATE	2/23/2001

-----  
PHONE: 000 - 0000

POADP #673A

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE      INVOICE      ACCOUNT      DUE DATE      OFFICE HOURS  
2/23/2001      2112816      50-04-5573      2/23/2001      7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

-----  
AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:      02/22/2001           CK#1193      POADP #673A  
END      02/22/2001                    

-----  
PREVIOUS BAL      CURRENT CHARGES      NEW BALANCE      TOTAL AMT DUE  
0.00      381.10      381.10      381.10  
-----

C I T Y   O F   S A N   A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



Look for blue background on the front of this check, and the imageSafe® logo on back. If not present, do not cash.

**CENTEX HOMES  
SAN ANTONIO**

16414 N. SAN PEDRO, STE. 700  
SAN ANTONIO, TX 78232

1193

64-1278/611

DATE 2-12-01 \$

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ 381.10

Three hundred eighty one and 10/100

DOLLARS  Security features  
are included  
Data is on back

**Bank of America**



Customer Connection-Atlanta  
DeKalb County, Georgia

*RECEIVING ROOM  
613*

FOR

CH LDI, 71521

*Diablo B. [Signature]*  
*Anthony [Signature]*

MP

6731 

GUARDIAN & SAFETY © 2000 Bank of America NA



# TRANSMITTAL



Dept: PLANNING DEPT 4<sup>th</sup> FLOOR  
To: MIKE HERRERA  
Date: MARCH 9, 2001  
Re: CARRIAGE HILLS ROAD PLAN  
Plat No. \_\_\_\_\_ SAWS Job No. \_\_\_\_\_

QUANTITY	DESCRIPTION
8	B/L PRINTS
2	8 1/2" X 11" REDUCTION
1	LETTER

RECEIVED  
01 MAR 12 PM 2:35  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout  
☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment  
☐ Signature

COMMENTS

MIKE  
CALL JON ADAME OR  
MYSELF IF YOU HAVE ANY  
QUESTIONS.

THANKS

From:

FRED V. SORIANO

Project No.:

3571.10

cc:

FILES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



# TRANSMITTAL

Dept: PLANNING DEPT.  
To: MIKE HERRERA  
Date: FEB. 19, 2001  
Re: CARRIAGE HILLS PUD-POADP  
Plat No. \_\_\_\_\_ SAWS Job No. \_\_\_\_\_

RECEIVED

01 FEB 20 PM 3:29

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

QUANTITY	DESCRIPTION
1 SET	POADP APPLICATION & FEE / CHECK # 1193 = 381.10
1 SET	PUD APPLICATION & PUD PLAN & MAILING LIST & FEE / CHECK # 076560 = 381.10
1	8 1/2" X 11" REDUCTION
1	TIA WORKSHEET
0	(FOLDED) B/L PRINTS of POADP

If enclosures are not as noted, kindly notify us at once.

- ☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout  
☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment  
☐ Signature

COMMENTS MIKE

CALL JON ADAME OR MYSELF IF  
YOU HAVE ANY QUESTIONS, ALSO  
I HAVE SENT THE ORIGINAL SIGNED  
TIA REPORT & PRINT TO TODD SANG  
FOR HIS REVIEW.

THANKS

From: FRED V. SORIANO Project No.: 3571.10  
cc: FILES



# TRANSMITTAL



Dept: PLANNING DEPT.  
To: MIKE HERRERA  
Date: MARCH 28, 2001  
Re: CARRIAGE HILLS, POADP  
Plat No. 673A SAWS Job No. \_\_\_\_\_

QUANTITY	DESCRIPTION
<u>8</u>	<u>REVISED POADP PRINTS</u>

RECEIVED  
01 MAR 28 PM 3:26  
DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

- ☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout  
☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment  
☐ Signature

## COMMENTS

MIKE  
REVISED POADP AS  
PER OUR TEL. CONVERSATION.

THANKS

From:

FRED V. SORIANO

Project No.:

3571.20

cc:

FILES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com